

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Conservation use zone to Manufacturing use zone for expansion of an existing Bulk Drugs and Intermediates manufacturing unit in Sy.No.753/P of Chinnakondur (V), Choutuppal (M), Nalgonda District to an extent of Ac.7-31 Gts. - Confirmation of Draft variation - Notification - Issued.

-----

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT**

**G.O.MS.No. 24**

**Dated: 08-01-2016**  
**Read the following:-**

1. From the MC, HMDA, Hyderabad, Letter.No.102403/MP1/Plg/HMDA/2014, Dt.27.02.2015
2. Govt. Lr.No.2876/I1/2015-1, MA & UD (I1) Dept., Dated:29.10.2015.
3. From the MC, HMDA, Hyderabad, Letter No.102403/MP1/Plg/HMDA/2014, dated:02.11.2015.
4. Govt. Memo.No.2876/I1/2015-2, MA & UD (I1) Dept., Dated:05.11.2015.
5. From the MC, HMDA, Hyderabad, Letter No.102403/MP1/Plg/HMDA/2014, dated:16.12.2015.
6. Govt. Lr.No.2876/I1/2015-3, MA & UD (I1) Dept., Dated:28.12.2015.
7. From the MC, HMDA, Hyderabad, Letter No.102403/MP1/Plg/HMDA/2014, dated:30.12.2015

-oOo-

**ORDER:**

The draft variation to the land use envisaged in the Notified Master Plan of Metropolitan Development Master Plan for Choutuppal Mandal issued in Government Memo 4<sup>th</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.298, Part-I, dated 07.11.2015. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.14,15,883/- (Rupees fourteen lakhs fifteen thousand eight hundred and eighty three only) towards conversion charges. Hence, the draft variation is confirmed.

2. The following notification shall be published in the Extra-ordinary issue of the Telangana Gazette Dated:**13.01.2016**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use notified Master Plan of Metropolitan Development Master Plan for Choutuppal Mandal vide G.O.Ms.No.33, MA & UD Department, Dated:24.01.2013, as required by sub-section (3) of the said section.

**Contd...2**

**VARIATION**

The site situated in Sy.No.753 (part) at ChinnaKondur (V), Choutuppal (M), Nalgonda District to an extent of Ac.7-31 Gts. which is presently earmarked for Conservation use zone as per the Metropolitan Development Master Plan for Choutuppal Mandal notified vide G.O.Ms.No.33, MA & UD Department, dated:24.01.2013 is designated as Manufacturing use zone for setting up a Bulk Drugs and Intermediates manufacturing unit (Red category) only subject to the following conditions:

- a) The site is having 30'0" wide kacha surface approach road only. So, the applicant has to provide 12.0 mts wide approach road for the site by way of an approved road development plan by the competent Authority, otherwise building permission will not be granted.
- b) The applicant shall provide 9.00mts wide or as per rules (which ever is greater) in force, green buffer towards designated conservation use zone in order to segregate Industrial activity.
- c) The applicant shall provide 9.0 mts wide green buffer belt within the boundary towards canal side (i.e. northern side). No building activity shall be permitted in the buffer belt.
- d) The applicants shall handover the Master plan road affected areas to the local body through registered gift deed at free of cost at the time of building permission.
- e) In case of expansion or any change in manufacturing process, raw materials or products a fresh application shall be submitted.
- f) The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.07.04.2012 and in the G.O.Ms.No.33, dt.24.01.2013.
- g) All the rules and regulations notified by the Ministry of Environment and Forests, Government of India shall be followed.
- h) The Industry shall develop thick green belt with all growing trees in all side setback and in all the vacant places within the plant premises.
- i) The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.

**:: 3 ::**

- j) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- k) The conversion charges are not paid within the stipulated time, the order of CLU will be withdrawn without any further notice.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

NORTH : 13.41 mts wide existing canal in Sy.No.753 of Chinnakondur (V)  
SOUTH : Neighbour's vacant land in Sy.No.752 Chinnakondur (V)  
EAST : Applicant land wherein industry is existing.  
WEST : Neighbour's vacant land in Sy.No.756 Chinnakondur (V)

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.G. GOPAL  
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery &  
Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner, Hyderabad  
Metropolitan Development Authority, Hyderabad.  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Nalgonda District.  
Sf /Sc.

**//FORWARDED::BY ORDER//**

**SECTION OFFICER**